

Minutes of Plan Commission Meeting July 16, 2019

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O'Neill, and Dee Marshall. Tom Kolb was absent.

Also in attendance were Tom Pinion, Scot & Laura Noonan, Richard Smith, and Ryan Boebel.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Liston, seconded by O'Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O'Neill, seconded by Franzen to approve the minutes of the June 18, 2019 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings:

- a. Public Hearing to consider a request by Scot & Laura Noonan for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side single-family residential dwellings in a R-1A Single-Family Residential zoning district, located at 1707/1709 Crawford Street, City of Baraboo, Wisconsin – There being no speakers, the hearing was declared closed.
- b. Public Hearing to consider a request by the Church of the Nazarene for a Conditional Use Permit to expand the existing church building in a R-1A Single-Family Residential zoning district at 1800 Crawford Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Request for Conditional Use Permit to convert the existing duplex at 1707/1709 Crawford St. to two side-by-side single-family attached residential dwellings in a R-1A Single-Family Residential zoning district, by Scot & Laura Noonan – Scot Noonan, 1707 Crawford Street introduced himself to the Commission. Pinion presented the background for this request. He said that according to the zoning code, property owners are able to do this as long as they have a recordable set of covenants that comply with the zoning code, and also have a certified survey map creating two lots, each having 30-feet of frontage. He said on critical part of the covenants it that there is a minimum of a one-hour firewall between the two units, from the basement floor to the roof sheathing. It was moved by Liston, seconded by Franzen to approve the Conditional Use Permit to convert the existing duplex at 1707/1709 Crawford to two side-by-side single-family residential attached dwellings as requested. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, and Wedekind. Nay – 0. Marshall abstained. Motion carried 5-0.
- b. Review and Approve a two lot Certified Survey Map for side-by-side single family attached residential dwellings in an R-1A Single-Family Residential zoning district, by Scot & Laura Noonan – It was moved by Liston, seconded by O'Neill to approve the Certified Survey Map as presented. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Wedekind, and Thurow. Nay – 0. Marshall abstained. Motion carried 5-0.
- c. Request for a Conditional Use Permit to expand the existing Church of the Nazarene building at 1800 Crawford Street, located in a R-1A Single-Family Residential zoning district – Richard Smith, General Engineering, who are the architects for the proposed project introduced himself to the Commission. Pinion presented the background for this request. He said that the request is to double the size of the church. Pinion said that the proposed Stormwater Plan and Landscaping Plan have been submitted and looks good. He said that in discussing the parking with the applicant, because the worship area and the gathering place will not be occupied simultaneously there is enough parking to serve one or the other. Therefore, they are not proposing to add any impervious surface to expand the parking lot. It was moved by Liston, seconded by Marshall to approve the Conditional Use Permit as requested. On roll call vote for the motion, Ayes – O'Neill, Marshall, Wedekind, Thurow, Franzen, and Liston. Nay – 0, motion carried 6-0.
- d. Consideration of a proposed parking lot expansion at 129 8th Avenue for Community First Bank – Pinion presented the background and proposal to the Commission. He said that all submissions are in compliance with City Ordinances. It was moved by Liston, seconded by Marshall to approve the proposed parking lot expansion at 129 8th Avenue as presented. On roll call vote for the motion, Ayes- Marshall, Wedekind, Thurow, Franzen, Liston, and O'Neill. Nay – 0, motion carried 6-0.

Adjournment - It was moved by O'Neill, seconded by Liston to adjourn at 5:27 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee